

RESOLUTION NO. 2006-155

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING AN AMENDMENT TO THE  
CITY OF CHULA VISTA GENERAL PLAN AND THE OTAY  
RANCH GENERAL DEVELOPMENT PLAN INCLUDING THE  
PHASE 1 AND 2 RESOURCE MANAGEMENT PLAN FOR  
VILLAGES TWO, THREE AND A PORTION OF FOUR

WHEREAS, the City of Chula Vista General Plan was approved on December 13, 2005, the Otay Ranch General Development Plan (GDP) and Phase 1 Resource Management Plan (RMP) were approved on October 28, 1998, and the Otay Ranch Specific Planning Area One Plan and Phase 2 RMP were approved on June 4, 1996; and

WHEREAS, an application to consider amendments to the City of Chula Vista General Plan and the Otay Ranch General Development Plan, including the Phase 1 and 2 Resource Management Plan, for Villages Two, Three and a Portion of Four was filed with the City of Chula Vista Planning and Building Department on January 25, 2005 by Otay Project L.P., and Flat Rock Land Company, LLC (Applicant); and

WHEREAS, the Project is also the subject matter of an amendment to the Otay Ranch General Development Plan (GDP) to be considered by the Planning Commission and City Council, wherein the Planning Commission and City Council, in the environmental evaluation of said amended GDP, relied in part on the original Otay Ranch General Development Plan Program Environmental Impact Report 90-01, and the Otay Ranch Villages Two, Three and a Portion of Four Second-Tier Environmental Impact Report (EIR 02-02) (SCH#2003091012), the candidate CEQA Findings and Mitigation Monitoring and Reporting Program; and

WHEREAS, The City's Environmental Review Coordinator has reviewed the Project and determined that the Project would result in a significant impact to the environment, therefore, a Second-Tier Environmental Impact Report (EIR 02-02) has been prepared; and

WHEREAS, the Planning Commission held an advertised public hearing on the Project on May 10, 2006 and voted 5-0 to approve Planning Commission Resolution No. GPA-01-01 recommending to the City Council approval of the amendments to the General Plan and Otay Ranch GDP, including the Phase 1 and 2 Resource Management Plan (RMP) for Villages Two, Three and a portion of Village Four; and

WHEREAS, the City Council set the time and place for a hearing on the Project and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 500-feet of the exterior boundaries of Village Two, Three and a Portion of Four; and

WHEREAS, the hearing was held at the time and place as advertised, namely 6:00 p.m. on May 23, 2006 in the Council Chambers, 276 Fourth Avenue, before the City Council and said hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby find, determine, resolve and order as follows:

I. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing held on May 10, 2006 and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision makers, shall comprise the entire record of the proceedings for any California Environmental Quality Act (CEQA) claims.

II. COMPLIANCE WITH CEQA

The City Council hereby finds that the Project, as described and analyzed in the Second-Tier Final EIR 02-02, would have no new effects that were not examined in said Final EIR (Guideline 15168 (c)(2)).

III. ACTION

The City Council hereby approves the amendments to the General Plan and the Otay Ranch General Development Plan (GDP) including the Phase 1 and 2 Resource Management Plan (RMP) for Villages Two, Three and a portion of Village Four based upon findings contained herein and is consistent with the City of Chula Vista General Plan, the Otay Ranch General Development Plan, and all other applicable Plans, and that the public necessity, convenience, general welfare and good planning and zoning practice support their approval and implementation.

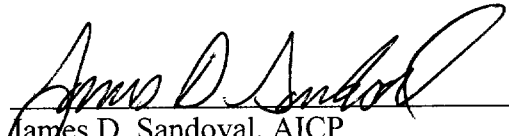
IV. FINDINGS

The proposed amendments to the General Plan and the Otay Ranch General Development Plan (GDP) including the Phase 1 and 2 Resource Management Plan (RMP) for Villages Two, Three and a portion of Village Four are consistent with the City of Chula Vista's General Plan and the Otay Ranch GDP.


XII. INVALIDITY; AUTOMATIC REVOCATION

It is the intention of the City Council that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions, or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

Presented by

  
James D. Sandoval, AICP  
Planning and Building Director

Approved as to form by


  
Ann Moore  
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 23rd day of May 2006 by the following vote:

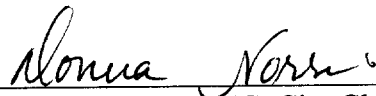
AYES: Councilmembers: Castaneda, Chavez, McCann, Rindone, and Padilla

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

  
Stephen C. Padilla, Mayor

ATTEST:

  
for Susan Bigelow, MMC, City Clerk

STATE OF CALIFORNIA     )  
COUNTY OF SAN DIEGO     )  
CITY OF CHULA VISTA     )

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2006-155 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 23rd day of May 2006.

Executed this 23rd day of May 2006.

  
for Susan Bigelow, MMC, City Clerk

**GPU Table Erratas**  
**Final**  
**with Village Two GPA**

**TABLE 5-3**  
**GEOGRAPHIC PLANNING AREAS ADDRESSED IN AREA PLANS**

<b>SOUTHWEST PLANNING AREA</b>		
<b>Subarea</b>	<b>District</b>	<b>Focus Area</b>
MONTGOMERY		
	South Third Avenue Corridor	Same as district
	South Broadway Corridor	Same as district
	Main Street Corridor	Same as district
	Palomar Gateway	Same as district
	West Fairfield	Same as district
<b>NORTHWEST PLANNING AREA</b>		
URBAN CORE		
	Interstate 5 Corridor	<ul style="list-style-type: none"> <li>▪ North Broadway</li> <li>▪ E Street Visitor</li> <li>▪ Harbor View</li> <li>▪ H Street Gateway</li> </ul>
	Downtown Third Avenue	Same as district
	H Street Corridor	<ul style="list-style-type: none"> <li>▪ Chula Vista Center</li> <li>▪ H Street Office</li> </ul>
	Mid-Broadway	Same as district
	Mid-Third Avenue	Same as district
<b>EAST PLANNING AREA</b>		
OTAY RANCH		
	Western	Same as district
	Central	Same as district
	Eastern University	<ul style="list-style-type: none"> <li>▪ University Campus</li> <li>▪ University Village</li> <li>▪ Eastern Urban Center</li> <li>▪ Freeway Commercial</li> <li>▪ Regional Technology Park</li> </ul>
	Otay Valley	Same as district
MASTER PLANNED COMMUNITIES	Includes Rancho del Rey, EastLake, Sunbow, San Miguel Ranch, Rolling Hills Ranch, Bonita Long Canyon, and Otay Ranch Villages 1, 1 West, 5, 6 and 11.	
EAST MAIN STREET	Between I-805 and Heritage Road, north and south of East Main Street.	
UNINCORPORATED SWEETWATER	This Subarea is completely located within the County of San Diego and includes the Bonita and Sweetwater neighborhoods on both sides of I-805.	
UNINCORPORATED EAST OTAY RANCH	This Subarea is completely located within the County of San Diego and includes the San Ysidro Mountain District and the Proctor Valley District.	
OTHER MISC. AREAS	Existing city neighborhoods and commercial areas in Bonita and adjacent to the east side of I-805, south of East H Street.	

**TABLE 5-4**  
**GENERAL PLAN LAND USE DESIGNATIONS AND ZONING**

General Plan Land Use Designation	General Plan Density (number of dwelling units per gross acre)	General Plan Floor Area Ratio (FAR)	Applicable Zoning District
<b>RESIDENTIAL</b>			
Low	0 - 3	NA	R-E, R-1-10, R-1-15, PC
Low Medium	3 - 6	NA	R-1-7, R-2, PC,
Medium	6 - 11	NA	R-1-7, R-2, R-3, R-3-L, MHP
Medium High	11 - 18	NA	R-2, R-3, R-3-L, MHP
High	18 - 27	NA	R-3, R-3-M
Urban Core *	28 - 60	NA	*
<b>COMMERCIAL</b>			
Retail	NA	0.25 – 0.75	C-N, C-B, C-C, C-T
Visitor	NA	0.25 – 1.5	C-V
Professional & Administrative	NA	0.35 – 1.5	C-O
<b>MIXED USE</b>			
Mixed Use Commercial*	NA	0.5 – 0.75	*
Mixed Use Residential*	*	0.0 - 1.0	PC, *
Mixed Use Transit Focus Area*	*	*	*
<b>INDUSTRIAL</b>			
Limited Industrial*	NA	0.25 – 0.5	I-L **
Regional Technology Park	NA	0.25 – 0.75	*
General Industrial	NA	0.25 – 0.5	I**
<b>PUBLIC, QUASI PUBLIC AND OPEN SPACE</b>			
Public/Quasi-Public	NA	NA	All zones
Parks and Recreation	NA	NA	All zones
Open Space	NA	NA	A, F-1, R-1
Open Space Preserve	NA	NA	TBD
Open Space Active Recreation	NA	NA	TBD
Water	NA	NA	TBD
<b>SPECIAL PLANNING AREAS</b>			
Eastern Urban Center		TBD	PC
Resort	TBD	TBD	PC
Town Center	18-30	TBD	PC

\* New zoning district(s) is needed.

\*\* Existing zoning district to be amended.

NA = Not applicable

TBD = To be determined

**TABLE 5-5**  
**CHULA VISTA PROJECTED POPULATION IN 2030**

<b>Planning Area</b>	<b>Year 2004*</b>	<b>Year 2030**</b>
Bayfront***	0	2,500
Southwest	53,560	61,900
Northwest	56,930	74,800
East (incorporated area)	98,710	157,700
East (unincorporated area)****	13,100	27,000
<b>TOTAL</b>	<b>222,300</b>	<b>323,900</b>

\* Source: Year 2004 population estimate derived from State DOF Jan. 1, 2004 estimate for the City of Chula Vista and 2000 Census for unincorporated area.

\*\* Year 2030 population estimate derived using year 2000 Census and State DOF factors.

\*\*\* Bayfront Year 2030 estimate based on adopted General Plan land uses; this number may change based on adoption of a Bayfront Master Plan.

\*\*\*\* "East (unincorporated area)" includes the Sweetwater and East Otay Ranch Planning Subareas, with most of the growth occurring in the East Otay Ranch Planning Subarea

**TABLE 5-6**  
**GENERAL PLAN LAND USE DISTRIBUTION IN 2030 BY PLANNING AREA**  
**(ACRES)**

General Plan Land Use Designation	Total General Plan Area	Bay-front	North-west	South-west	East		
					East Chula Vista Subareas	Unincorp. Sweet-water Subarea	Unincorp. Otay Ranch Subarea
<b>RESIDENTIAL</b>							
Low	6,972		64		1,555	2,453 <sup>1</sup>	2,900
Low Medium	8,200		1,354	1,401	4,927 <sup>2</sup>	307	211
Medium	1,201		187	288	622	32	72
Medium High	734		143	113	381		97
High	417	17	124	253	23		
Urban Core	84		84				
<b>COMMERCIAL</b>							
Retail	971	121	115	202	501	32	
Visitor	75	44	11	2	18		
Professional & Admin.	160	21	61	7	59	12	
<b>MIXED USE</b>							
Mixed Use Residential	727		174	98	405		50
Mixed Use Commercial	110		37	58	15		
Mixed Use Transit Focus Area	122		83	39			
<b>INDUSTRIAL</b>							
Limited Industrial	1,790	86	116	384	1,204		
Regional Technology Park	200				200		
General Industrial	218	218					
<b>PUBLIC, QUASI PUBLIC AND OPEN SPACE</b>							
Public/Quasi-Public	3,021	27	225	321	2,028	381	39
Parks and Recreation	931	60	73	106	573	88	31
Open Space	6,303	23	215	617	3,886	1,099	463
Open Space Preserve	17,910	362	18	97	5,200	2,008	10,225
Open Space – Active Recreation	367		44		323		
Water	2,672	1,498				9	1,165
<b>SPECIAL PLANNING AREA</b>							
Eastern Urban Center	240				240		
Resort	275	45					230
Town Center	169				169		
<b>OTHER<sup>2</sup></b>	4,553	98	866	829	2,291	408	61
<b>TOTAL ACRES</b>	58,422	2,620	3,994	4,815	24,620	6,829	15,544

<sup>1</sup> – The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.

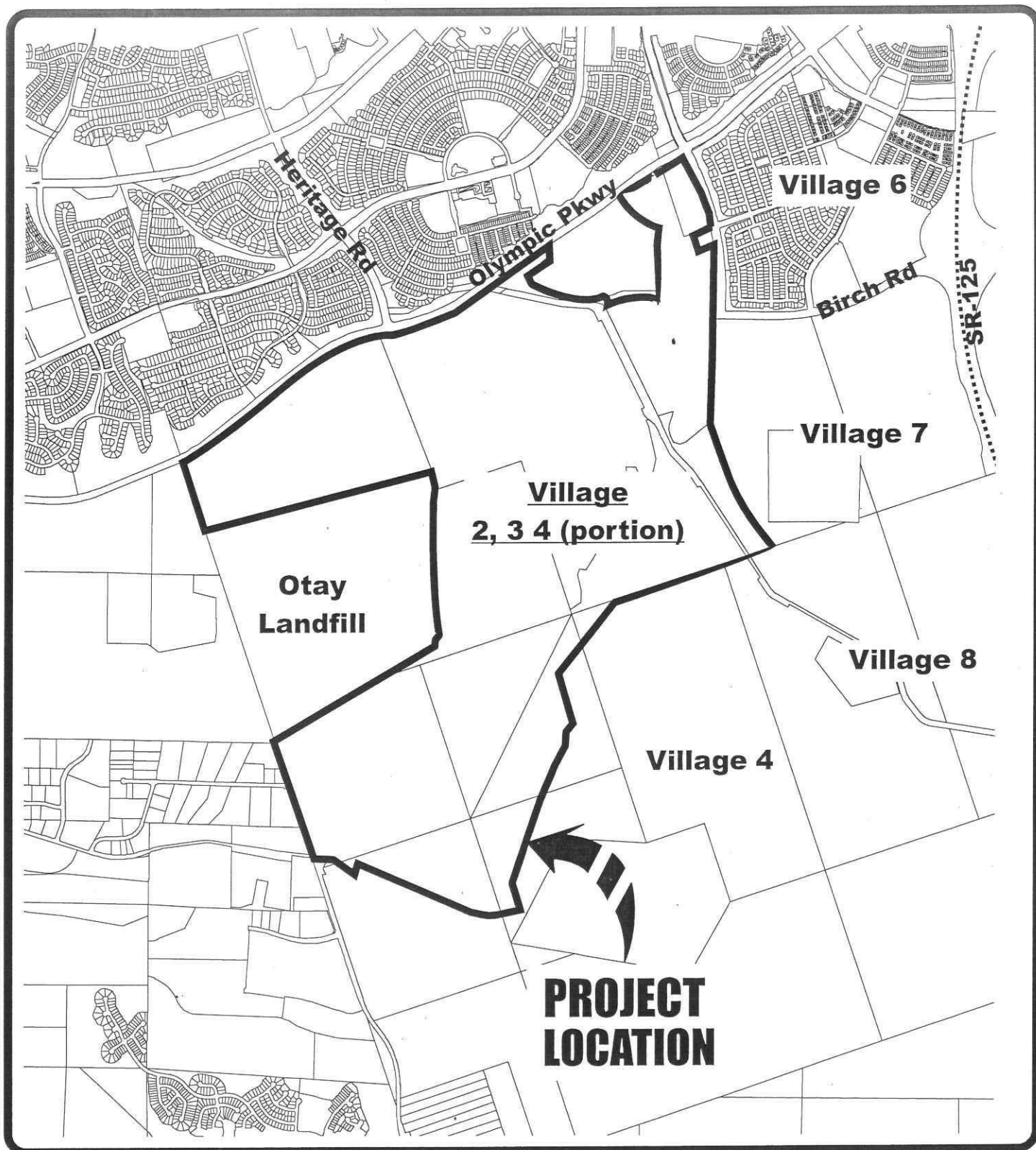
<sup>2</sup> - Streets, freeways, utility right-of-ways



**TABLE 5-7**  
**GENERAL PLAN LAND USE IN 2030**

General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
<b>RESIDENTIAL</b>		
Low	6,972	8,218
Low Medium	8,200192	42,064341
Medium	1,201	13,149
Medium High	734	11,161
High	417	13,469
Urban Core	84	3,830
<b>COMMERCIAL</b>		
Retail	971	
Visitor	75	
Professional & Office	160	
<b>MIXED USE</b>		
Mixed Use Residential	727	11,954953
Mixed Use Commercial	110	
Mixed Use Transit Focus Area	122	3,782
<b>INDUSTRIAL</b>		
Limited Industrial	1,790	
Regional Technology Park	200	
General Industrial	218	
<b>PUBLIC, QUASI PUBLIC AND OPEN SPACE</b>		
Public/Quasi-Public	3,021	
Parks and Recreation	931	
Open Space	6,303	
Open Space Preserve	17,940918	
Open Space - Active Recreation	367	
Water	2,672	
<b>SPECIAL PLANNING AREA</b>		
Eastern Urban Center	240	3,313
Resort	275	300
Town Center	169	2,741
<b>OTHER*</b>	4,553	
<b>TOTAL</b>	58,422	113,981114.257

\*Streets, freeways, utility right-of-ways



## CHULA VISTA PLANNING AND BUILDING DEPARTMENT

### LOCATOR



NORTH

PROJECT APPLICANT: The Otay Ranch Company

PROJECT ADDRESS: South of Olympic Pkwy and East of Otay Landfill.

SCALE: No Scale

FILE NUMBER: EIR-02-02

### PROJECT DESCRIPTION:

### ENVIRONMENTAL IMPACT REPORT

Village 2, 3 and 4 (Portion)



**ADOPTED  
GENERAL PLAN**

